



LEETON SHIRE COUNCIL

Preserving the Past, Enhancing the Future

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SUBDIVISION DEVELOPMENT

Leeton Shire Council generally processes development approvals for the following types of subdivisions:

- Residential
- Commercial/industrial
- Rural

Below you will find information on:

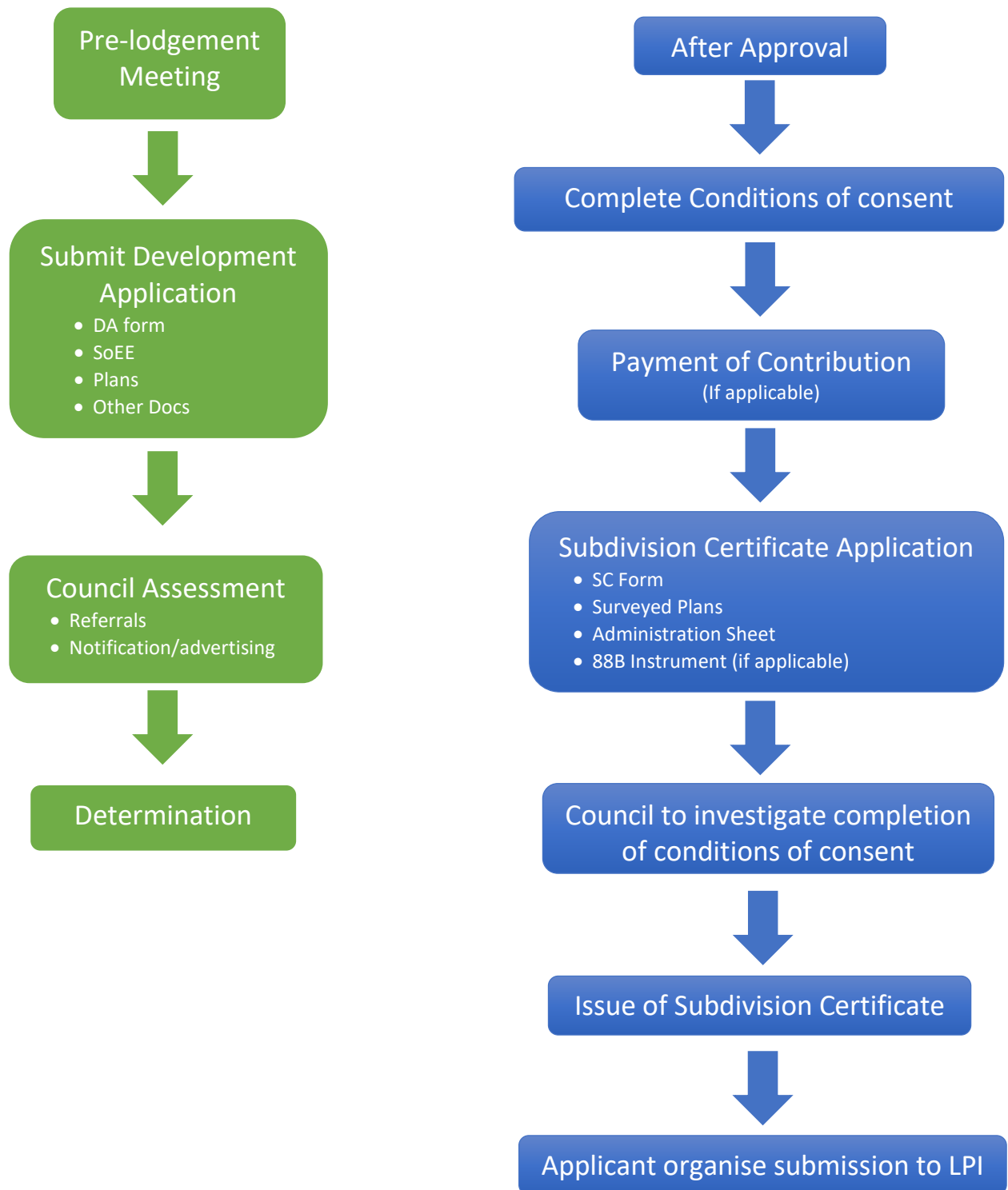
- The generalised cost of subdivision
- The subdivision process
- Residential subdivision
- Commercial/industrial subdivision, and
- Rural subdivision

Cost of Subdivision Development

The following is a generalised lists of costs that may be incurred when completing a subdivision, please note that not all fees may not be listed or may apply:

- Development application fees:
 - Torrens title – no new road = \$330 plus \$53 for each new lot
 - Torrens title – new road = \$655 plus \$65 for each new lot
 - Strata title = \$330 plus \$65 for each new lot
- Subdivision Certificate and Civil Construction Certificate - see Council's fees and charges for current charges
- Connection for each lot to Council's water supply and sewer system = see Council's fees and charges for current charge
- Construction of vehicle accesses and connection to services not under Council's authority
- Developer contributions to Council
- Surveying and legal fees
- Land and Property Information application fees

Subdivision Process



Residential Subdivision

When considering subdividing your allotment for residential purposes the first things to know is if residential development is permissible within the zone and the minimum lot size to allow residential development. This information is found within the Leeton Local Environmental Plan 2014, but is summarised below for convenience.

Please contact Council's Planning Officer to confirm the permissibility of your proposed subdivision before lodging a development application.

Zone	Minimum lot size for residential accommodation
R1 General Residential	750m ² (R)
R2 Low Density Residential	4000m ² (W)
	1200m ² (W) only if land will be connected to the Council's reticulated water supply and sewerage systems at time of subdivision
R3 Medium Density Residential	500m ² (I)

There are several other important factors which must be considered when determining whether the site is suitable for subdivision, including but not limited to:

- Physical constraints e.g. flooding, landslip;
- Lot configuration, zoning and land use objectives;
- Viability of future agricultural activity;
- Access and availability of public services;
- Restrictions on the use of land e.g. easements;
- Unforeseen costs and applicable contributions;
- Loss of environmental quality or heritage value;
- Solar efficiency of proposed allotments; and
- Vehicle access and development potential.

Commercial/Industrial Subdivision

No minimum lot size applies to subdivision for the purposes of commercial and industrial uses. However proposed lot sizes must be big enough to be practice for their intended use and include room for buildings, services, on site car parking and pedestrian movement.

There are several other important factors which must be considered when determining whether the site is suitable for subdivision, including but not limited to:

- Physical constraints e.g. flooding, landslip;
- Lot configuration, zoning and land use objectives;
- Viability of future agricultural activity;
- Access and availability of public services;
- Restrictions on the use of land e.g. easements;
- Unforeseen costs and applicable contributions;
- Loss of environmental quality or heritage value;
- Solar efficiency of proposed allotments; and
- Vehicle access and development potential.

Rural Subdivision

Land zoned RU1 Primary Production is classified as rural land.

Please note that subdivision is of lots. Farms can be made up of one lot or more than one lot. If you are just selling of a lot from your farm without changing its boundaries this is not a subdivision. A subdivision is only if you are changing the boundary of individual lots.

Rural subdivision for the purpose of residential accommodation

The minimum lot size for a dwelling to be located on RU1 zoned land is 150ha.

Lots may, with development consent, be subdivided for the purpose of intensive plant agriculture to create a lot of a minimum size of 20ha where an existing or new dwelling house would, as a result of the subdivision, be situated on the lot.

A lot that has an existing dwelling located on it must not be subdivided smaller than the minimum lot size.

Rural subdivision for other permissible uses

A lot may, with development consent, be subdivided for the purpose of primary production to create a lot of a size that is less than the minimum lot size. However not dwelling shall be existing or be constructed on that lot.

A Lot may, with development consent, be subdivided to create a lot of a size that is less than the minimum size, if Council is satisfied that the use of the land after the subdivision will be the same use (other than a dwelling house or a dual occupancy) permitted under the existing development consent for the land.